

EXHIBIT B - CONDITIONS OF APPROVAL

Authorized Development

1. This approval authorizes the following development:
 - a. Construction of a 300 square foot detached replacement garage within the 100 foot riparian setback, but no closer than 10 feet from the upland edge of the riparian vegetation pursuant to Coastal Zone Land Use Ordinance Section 23.07.174; and an adjustment per section 23.05.104 to allow the replacement garage to be located within the required 25 foot side setback, but no closer than 5 feet from the property line;
 - b. The addition of 54 square feet of covered porch and 390 square feet of uncovered deck to the existing residence, and approximately 600 square feet of flatwork;
 - c. The addition of approximately 175 linear feet of 6 foot tall as-built wooden fencing, and approximately 50 linear feet of 3 foot tall as-built wooden fencing, both located within the required 25 foot front setback pursuant to Coastal Zone Land Use Ordinance Section 23.04.190;
 - d. Maximum fence height is 6 feet 6 inches from average natural grade;
 - e. Maximum allowed height is 35 feet from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved floor plan and architectural elevations, and the applicant shall submit to the Department of Planning and Building for review and approval a final site plan showing:
 - a. **Project Limit Area.** The final plans shall clearly identify specific locations of construction, areas for staging and storage, and construction access corridors. Such areas shall be minimized to the maximum extent feasible to minimize impacts on the creek habitat areas. Silt fences, or equivalent shall be installed at the perimeter of allowable construction area to prevent runoff and/or sediment from entering the riparian habitat area.
 - b. **Construction Plan Notes.** The final plans shall include a final construction schedule and erosion control/water quality Best Management Practices (BMPs) and locations. The following required criteria must be shown on the Plan Notes:
 - i. All work shall take place during daylight hours. Lighting of the creek and riparian area is prohibited.
 - ii. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside the defined construction, staging, and storage areas.

Development shall be consistent with these revised and approved plans.

3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Access

4. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standards, and the applicant shall demonstrate that the proposed improvements will conform to County Standard Drawing A-5a and that adequate site distance will be maintained.

Fire Safety

5. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the Cal Fire for this proposed project and dated December 7, 2015.

Grading, Drainage, Sedimentation and Erosion Control

6. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
7. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
8. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with 23.05.036 of the Coastal Zone Land Use Ordinance.

Geology and Soils

9. The applicant shall comply with the recommendations listed in the submitted Soils Engineering Report for 2160 San Bernardo Creek Road, near Morro Bay, San Luis Obispo County, California, GeoSolutions, Inc., February 3, 2015.

Biological Resources

10. **At the time of application for construction permits**, the applicant shall submit a landscape plan for any previously disturbed areas of the creek bank. The applicant shall revegetate and maintain the stability for any previously disturbed areas of the creek bank in the project area using only hand tools, as part of the approved landscape plan.

Conditions to be completed prior to issuance of a construction permit

Fees

11. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed during project construction

Biological Resources

12. **During project construction**, the applicant shall protect the habitat of the stream by ensuring construction debris and sedimentation are retained or directed away from the stream channel.
13. **During project construction**, no construction activity shall take place within the riparian area, and no equipment shall be located within the riparian area, as shown on the approved site plan.

Archaeology

14. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Conditions to be completed prior to occupancy or final building inspection / establishment of the use

Fire Safety

15. **Prior to occupancy or final inspection**, the applicant shall obtain final inspection and approval from Cal Fire of all required fire/life safety measures.

Development Review

16. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

17. The land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once proof of Transient Occupancy Tax payment to the County Tax Collector is submitted to the Department of Planning and Building within 24 months of approval.
18. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these

conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.